

LISTING #16821 | STATE HIGHWAY 39 | NEW GLARUS, WI 53574

WISCONSIN PRIME DEVELOPMENT LAND GREEN COUNTY

44.88
ACRES M/L



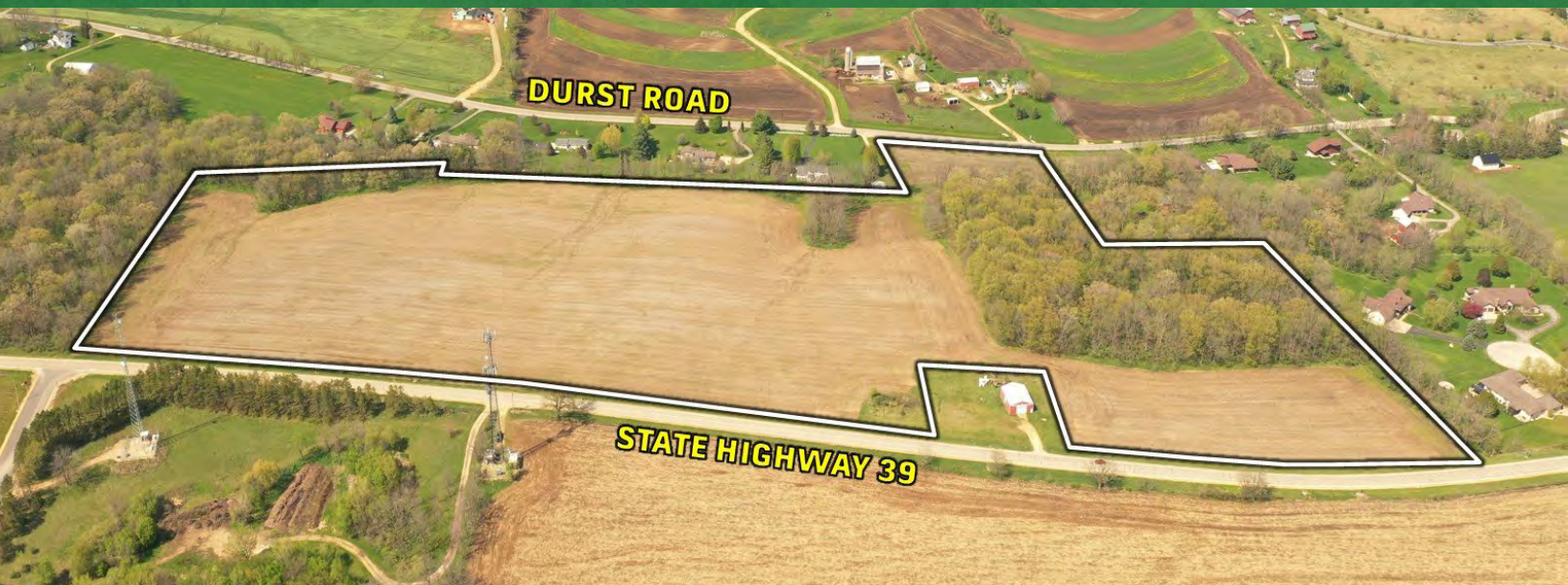
ADAM CRIST
608.482.1229
Adam.Crist@PeoplesCompany.com



Green County, Wisconsin Prime Development Land – Peoples Company is pleased to present 44.88± acres of prime development ground along State Highway 39, just 40 minutes south of Madison. The tract offers excellent access along the paved State Highway 39 from the south and Durst Road from the north. Major attractions such as Bailey's Run Vineyard & Winery, New Glarus Brewing Company, and Sugar State Trail are within one to three miles. All of the land has gently rolling topography and would offer an attractive variety of walkout, daylight and standard lots all within walking distance to downtown New Glarus. Whether you are a farmer, investor, speculator, or developer, these tracts are situated within the path of development and would make a great investment for the future.

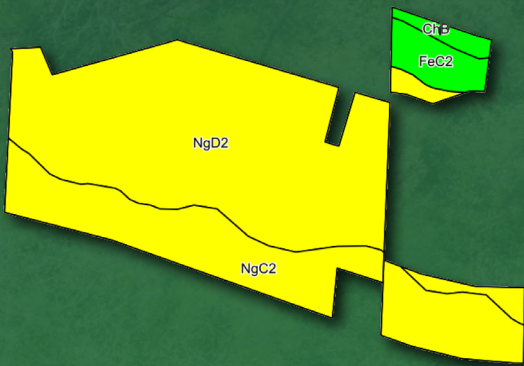
The farm is leased for the 2023 cropping season with 33.17± cropland acres carrying an NCCPI soil rating of 53.4 with the primary soil type of Newglarus silt loam. This highly tillable farm would be a fantastic add-on to an existing farm operation or investment-grade quality land purchase. Don't miss this rare opportunity to purchase land in a tightly held area. Contact the listing agent for additional details.

All utility information, availability, future plans, timelines, locations, etc. should be confirmed with the Village of New Glarus.



Directions
From New Glarus, Wisconsin: The property is located just one mile west of downtown New Glarus on the right (north) side of State Highway 39. Look for the Peoples Company sign.

TILLABLE SOILS



Code	Soil Description	Acres	% of field	CSR2 Legend	*n NCCPI Overall
NgD2	Newglarus silt loam	20.81	62.7%	●	50
NgC2	Newglarus silt loam	10.23	30.8%	●	54
FeC2	Fayette silt loam	1.53	4.6%	●	83
ChB	Chaseburg silt loam	0.60	1.8%	●	84
Weighted Average					*n 53.4



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207 High Street
Mineral Point, WI 53565



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WI LIC 89336-94

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